

**PLANNING & ZONING COMMISSION MEETING**

**May 28, 2015**

**8:00 p.m.**

**Commission Members Present:** John Stark, Jesse Sharp, Travis Baldwin, Alyssa Petersen  
(recorder)

**Excused:** Amy Winn and Tami Bishop

**Townpeople Present:** Brandon Smith, Steve Woolf, Ted Woolf, Tasha Obray,  
Larry and Carlene Atwood

**Minutes of April 2015:** The Minutes of February 26, 2015 were read at the meeting. Amy Winn and Tami Bishop were not present at the meeting; there was not a quorum present to approve the minutes.

**Motion:** No motion at this time.

**Seconded:**

**Vote:**

**Minutes of March 26, 2015:** The Minutes of March 26, 2015 were read at the meeting. Amy Winn and Tami Bishop were not present at this meeting; there was not a quorum to approve the minutes.

**Motion:** No motion at this time.

**Seconded:**

**Vote:**

**Minutes of February 26, 2015:** The Minutes of February 26, 2015 were emailed to the Commission members previous to the meeting. Tami and Amy were not present at the meeting; there was not a quorum to approve the minutes.

**Motion:** No Motion at this time.

**Seconded:**

**Vote:**

**Obray Lot-Line Adjustment-9100 S. 250 E.** Tasha Obray attended the meeting, representing Bruce and Margaret Obray. A completed boundary line adjustment application and the required documentation were turned in. The Commission informed Tasha that they usually require a survey when doing a lot line adjustment, this adjustment doesn't affect any other properties and the Commission felt comfortable approving the permit with the paperwork submitted.

**Motion:** Jesse Sharp

**Seconded:** Travis Baldwin

**Vote:** All in favor, motion carries.

**Larry Atwood-Garage-9190 S. 250 E.** Larry Atwood turned in a completed application and all the required paperwork. The Commission went over the setbacks, height requirements, and the location of the septic system to verify that it was not affected by the new garage.

**Motion: Jesse Sharp**

**Seconded: Travis Baldwin**

**Vote: All in favor, motion carries.**

**Brandon Smith- New Home- 60 E. 9200 S.** Brandon is hoping to occupy an existing mobile home that is on the property located at 60 E. 9200 S. He will then remove the mobile home when he is done building the home. The Commission has some concerns over the existing out-buildings. Two of the small sheds will be removed from the property. There is one barn that Brandon would like to keep to the side of the home, but the Commission isn't comfortable signing off on the permit with the setbacks shown the way they are. The Commission suggested that he moves the placement of the potential house to meet the side yard requirements. The Commission had Brandon fill out a new application showing the new measurements of the side yard and placement of the home. Brandon would like to build his garage connecting the barn to the home. There was a long discussion on the side yard and what the ordinance read and different interpretations of the Ordinance.

**Motion: Travis Baldwin-Contingent on Brandon getting exact measurements to bring to city council meeting.**

**Seconded: Jesse Sharp**

**Vote: All in favor.**

**Ted Woolf-Building Lot Questions-Approx. 8800 S. 100 W.** Ted and Steve Woolf attended the meeting last month to ask about creating a legal building lot. They own a 1.25 acre lot located approximately 8800 S. 100 W. The piece is located where 100 west will continue north if the road is ever developed. The Commission discussed the difference between a restricted lot and a grandfathered lot. The Woolfs are sure that the lot was created many years before the Ordinances were written therefore they feel that makes it a "grandfathered" lot. The Commission was concerned about the possibility of 100 west continuing to the north and allowing someone to build there and having a home in the way. The Commission was not comfortable giving an approval on this without a little more investigating.

**Motion: Travis made a motion to table this Agenda item until the next meeting.**

**Seconded: Jesse**

**Vote: All in favor.**

**Motion to adjourn:** Jesse made a motion to adjourn; Travis seconded that motion, all in favor. Meeting adjourns at 9:44 p.m.

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Chairman: Amy Winn

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Minutes: Alyssa Petersen